

LS 10/19/12 9:44:27
LS DK W BK 692 PG 484
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Brian K. Widener
Closing Department
JOHNSON & FREEDMAN, LLC
1587 Northeast Expressway
Atlanta, GA 30329

Return to:
First National Title, LLC
6880 Cobblestone Blvd, Suite 2
Southaven, MS 38672
(662) 892-6536
File# S 20372

State of Mississippi
County of De Soto

INDEXING INSTRUCTIONS: Lot 28, Tucker Ridge S/D, Sec 12, T-2-S, R-9-W, Plat Book 80, Pages 20-22, Desoto Co., MS

Prepared by Charity Bridgewater, Esq.
1587 Northeast Expressway
Atlanta, GA 30329
770-234-9181: MS BAR # 100962

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, The Bank of New York Mellon fka The Bank of New York as trustee for the Certificate holders of CWABS, Inc. Asset Backed Certificates, Series 2004-AB2, 7105 Corporate Drive, Plano, Texas 75024, (hereinafter called "Grantor") does hereby sell, convey, specially warrant and deliver unto Roger Kelley and Patty Kelley* (hereinafter called "Grantee"), the following described property situated in De Soto County, Mississippi, to wit: * as tenants by the entirety with full right of survivorship and not as tenants in common.

Lot 28, Tucker Ridge Subdivision, located in Section 12, Township 2 South, Range 9 West, DeSoto County, Mississippi, as recorded in Plat Book 80, Pages 20-22, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Subject Property Address: 4838 Tucker Ridge Rd, Walls, Mississippi 38680

Parcel ID: 2 09 1 12 01 0 00028 00

Commonly known as: 4838 Tucker Ridge Rd, Walls, MS 38680

This conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including any mineral, oil or gas reservations and any covenants or restrictions of record.

Taxes for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein.

This conveyance is also subject to zoning and/or other land use regulations promulgated be federal, state of local governments affecting the use of occupancy of the subject property.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

Address of Grantee: 6395 Forest Glen, Homlake, MS 38637; (901)634-7874

Address of Grantor: 7105 Corporate Drive, Plano, Texas 75024; (800) 846-2222

(Continuation of Special Warranty Deed)

WITNESS THE SIGNATURE of the Grantor on this 21st day of September,
2012.

Seller(s):

The Bank of New York Mellon fka The Bank of New York as trustee for the Certificate holders of CWABS, Inc. Asset Backed Certificates, Series 2004-AB2.

By: Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, servicer and attorney in fact

BY: 

President Minsoo Kim, AVP

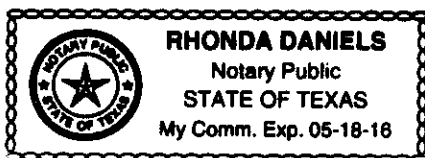
ATTEST: 

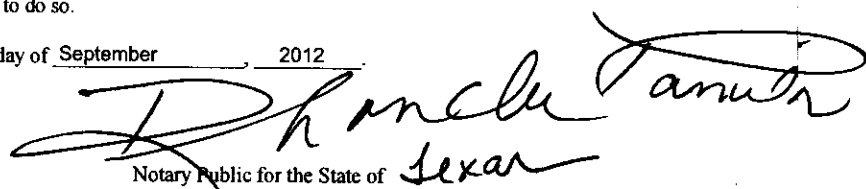
Secretary/Treasurer Cesilia Lopez, AVP

State of Texas
County of Collin

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Minsoo Kim who acknowledged to me that ~~she~~ he is AVP of Bank of America N.A. the attorney-in-fact for grantor and that in its capacity as attorney-in-fact for grantor ~~she~~ he executed, signed and delivered the above and foregoing instrument after having been authorized by Bank of America N.A. and grantor to do so.

Given under my hand and seal this the 21st day of September, 2012.




Notary Public for the State of Texas
My Commission
Expires: 5/18/16